

INVOICE

FROM:

Advanced Appraisal TN
 4607 Chambliss Ave
 Knoxville, TN 37919-1373

Telephone Number: (865) 588-4008 Fax Number:

TO:

Cyndi Sweet

E-Mail:

Telephone Number: (865) 705-6927 Fax Number:
 Alternate Number:

INVOICE NUMBER

K0063711

DATES

Invoice Date: 08/11/2025
 Due Date:

REFERENCE

Internal Order #: K0063711
 Lender Case #:
 Client File #:
 FHA/VA Case #:
 Main File # on form: K0063711
 Other File # on form:
 Federal Tax ID: 30-0830665
 Employer ID:

DESCRIPTION

Lender: N/A Client: Cyndi Sweet
 Purchaser/Borrower: N/A
 Property Address: 10009 Casa Real Cove
 City: Knoxville
 County: Knox State: TN Zip: 37922
 Legal Description: Lot 31 Tan Rara Oeste Unit 1

FEES

AMOUNT

Measurement	100.00
Interior	25.00
SUBTOTAL	125.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
TOTAL DUE			\$ 125.00

Supplemental Addendum

File No. K0063711

Borrower	N/A						
Property Address	10009 Casa Real Cv						
City	Knoxville	County	Knox	State	TN	Zip Code	37922
Lender/Client	Cyndi Sweet						

Measurements for 10009 Casa Real Cove

1st Floor	1907 square feet
2nd Floor	965 square feet
Total GLA	2872 square feet
Finished Basement	1508 square feet
Total Finished	4380 square feet
Unfinished Basement	399 square feet
Garage	544 square feet

The Square Footage-Method for Calculating: ANSI® Z765-2021 (American National Standards Institute®) Measuring Standard for calculating gross living area (GLA), and non-GLA areas of the subject property, was utilized in creating the sketch for this appraisal report.

Interior Room Measurements

1st Floor

Dining	13 x 12
Office	12 x 11.5
Half bath	5.5 x 2.5
Living	21.5 x 17
Eat in Kitchen	22 x 11.5
Study	8.5 x 7.5
Primary Bedroom	18 x 14
Primary Bathroom	11.5 x 10.5 x irr

2nd Floor

Bedroom 2	12.5 x 12 x irr
Bedroom 3	12 x 12.5 x irr
Bathroom 2	12 x 6
Bonus	20.5 x 13

Basement

Family	21.5 x 17
Recreation	21.5 x 13
Office	16.5 x 10
Bathroom 3	11.5 x 6
Office/Bedroom	12.5 x 11.5
Laundry	11 x 7.5

The room measurements are interior wall to interior wall and rounded to the nearest 0.5 foot.

Signature _____
 Name Charles Skalet
 Date Signed _____
 State Certification # CR-2399 State TN
 Or State License # _____ State _____

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

Subject Photo Page

Borrower	N/A				
Property Address	10009 Casa Real Cv				
City	Knoxville	County	Knox	State	TN Zip Code 37922
Lender/Client	Cyndi Sweet				



Subject Front

10009 Casa Real Cv



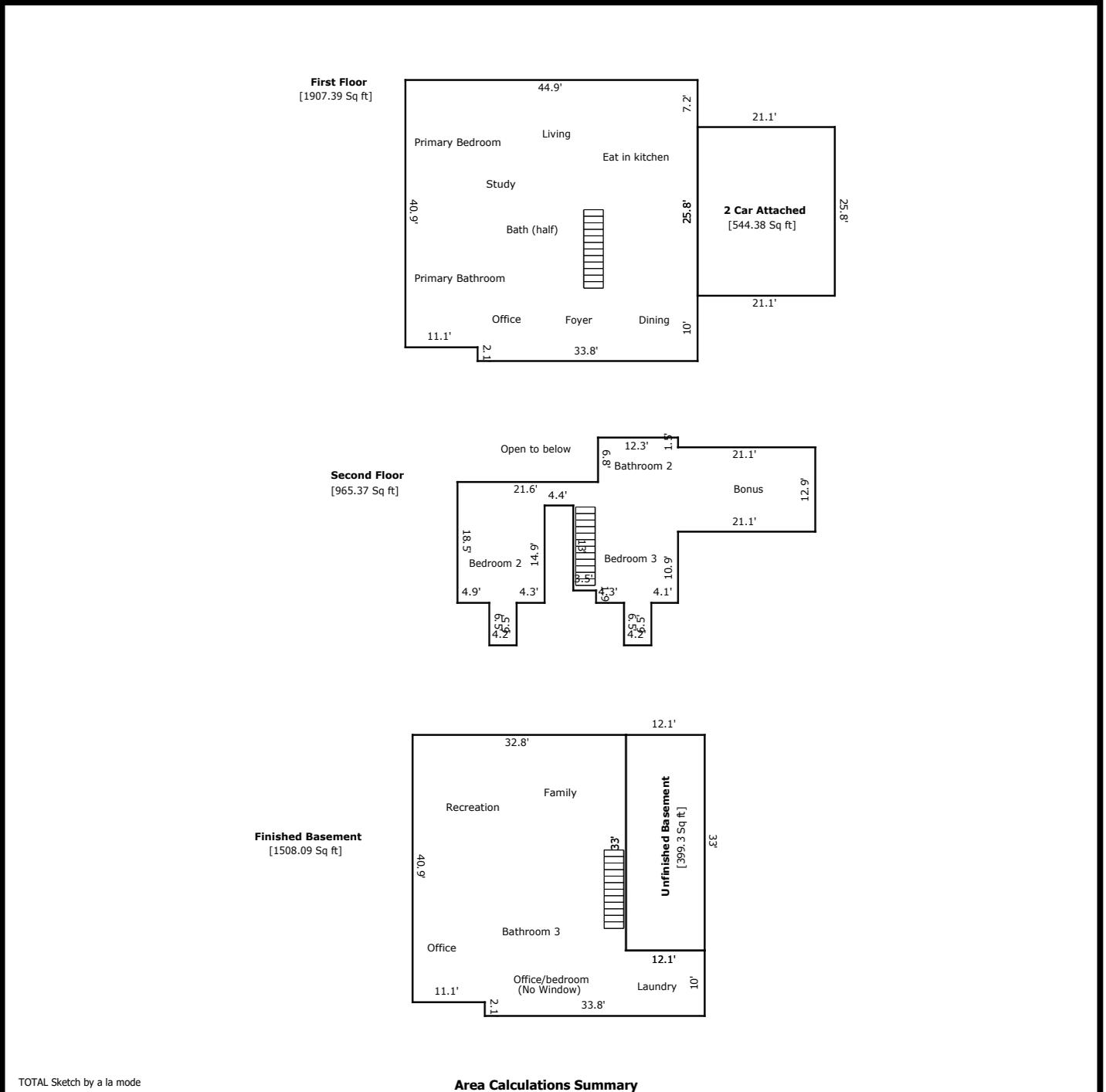
Subject Rear



Subject Street

Building Sketch

Borrower	N/A			
Property Address	10009 Casa Real Cv			
City	Knoxville	County Knox	State TN	Zip Code 37922
Lender/Client	Cyndi Sweet			



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1907.39 Sq ft	$44.9 \times 40.9 = 1836.41$ $33.8 \times 2.1 = 70.98$
Second Floor	965.37 Sq ft	$4.2 \times 6.5 = 27.3$ $4.2 \times 6.5 = 27.3$ $12.9 \times 21.1 = 272.19$ $13.4 \times 14.9 = 199.66$ $12.3 \times 6.8 = 83.64$ $18.5 \times 12.6 = 233.1$ $3.5 \times 13 = 45.5$ $3.6 \times 21.3 = 76.68$
Total Living Area (Rounded):	2873 Sq ft	
Non-living Area	Area	Calculation Details
Unfinished Basement	399.3 Sq ft	$33 \times 12.1 = 399.3$
2 Car Attached	544.38 Sq ft	$21.1 \times 25.8 = 544.38$
Finished Basement	1508.09 Sq ft	$32.8 \times 33 = 1082.4$ $7.9 \times 11.1 = 87.69$ $10 \times 33.8 = 338$